

# Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EP

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**



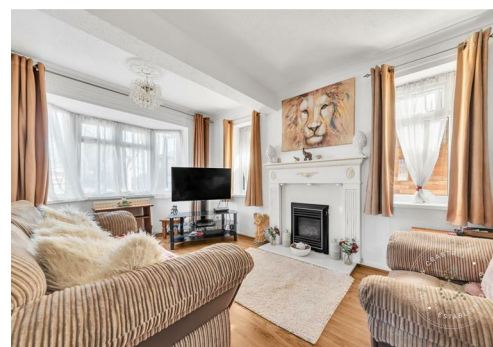
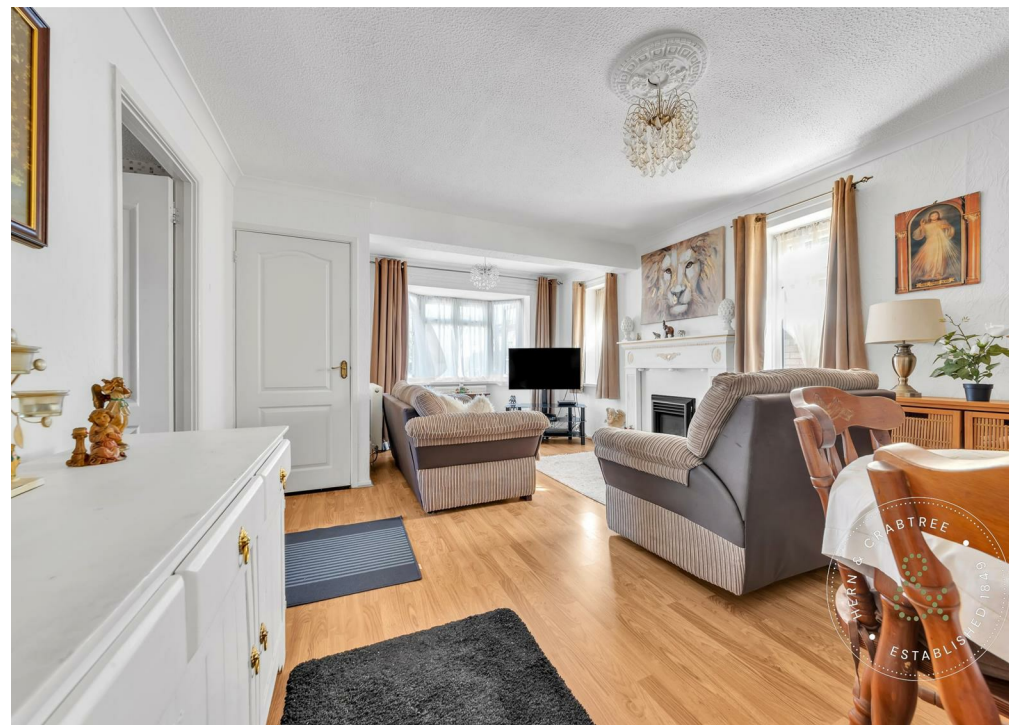
# Silver Birch Close

Rarely available, this charming two double bedroom detached bungalow is situated in the highly sought-after cul-de-sac of Silver Birch Close in Whitchurch.

The property offers well-proportioned accommodation comprising an entrance hall, spacious lounge/diner, kitchen, inner hallway, two double bedrooms, a shower room, and an additional cloakroom.

A standout feature of this home is its impressive outdoor space. Positioned on a generous corner plot, it benefits from beautifully maintained front, side, and rear gardens, providing excellent privacy and potential for further landscaping. There is also a private driveway and a detached garage.

Ideally located close to Whitchurch village, the property enjoys easy access to a range of local shops, restaurants, schools, and convenient bus routes, along with excellent transport links.



**646.00 sq ft**

#### Entrance

Entered via a pvc front door, coved ceiling.

#### Cloakroom

Double obscure glazed window to the side, coved ceiling, w.c and wash hand basin, radiator.

#### Lounge/Dining Room

Double glazed bay window to the front, two double glazed windows to the side, radiators, electric fireplace with wooden surround and marble hearth, coved ceiling, wooden floors.

#### Kitchen

Double glazed window to the side, door to the side, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with electric oven and grill combi, radiator.

#### Hallway

Access to loft space, coved ceiling, storage cupboard, wooden floors.

#### Bedroom One

Double glazed window to the rear, radiator, coved ceiling.

#### Bedroom Two

Double glazed window to the rear and double glazed door to the rear, radiator, wooden floor.

#### Bathroom

Double obscure glazed window to the side, a walk in shower with a Triton power shower, w.c and wash hand basin, tiled walls and laminate flooring.

#### Rear Garden

Enclosed garden with fencing, paved garden for easy maintenance, gate to the rear.

#### Garage

A single garage to the side of the house with parking in front of it.

#### Front

#### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 64                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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